

Fill in this information to identify the case:

United States Bankruptcy Court for the:

District of Nevada
(State)Case number (if known): Chapter 7☐ Check if this is an amended filing

Official Form 205

Involuntary Petition Against a Non-Individual

12/15

Use this form to begin a bankruptcy case against a non-individual you allege to be a debtor subject to an involuntary case. If you want to begin a case against an individual, use the *Involuntary Petition Against an Individual* (Official Form 105). Be as complete and accurate as possible. If more space is needed, attach any additional sheets to this form. On the top of any additional pages, write debtor's name and case number (if known).

Part 1: Identify the Chapter of the Bankruptcy Code Under Which Petition Is Filed**1. Chapter of the Bankruptcy Code**

Check one:

- ☒ Chapter 7
☐ Chapter 11

Part 2: Identify the Debtor**2. Debtor's name** Desert Land, LLC**3. Other names you know the debtor has used in the last 8 years**Desert Land LLC

Include any assumed names, trade names, or doing business as names.

4. Debtor's federal Employer Identification Number (EIN)☒ Unknown

EIN - - - - -

5. Debtor's address**Principal place of business****Mailing address, if different**10181 Park Run Drive

Number Street

Suite 200Las Vegas

City

NV

State

89145

ZIP Code

Number Street

P.O. Box

City

State

ZIP Code

Location of principal assets, if different from principal place of business3953 Las Vegas Blvd. South

Number Street

Paradise

City

NV

State

89119

ZIP Code

Debtor

Desert Land, LLC

Name

Case number (if known)

6. Debtor's website (URL)

7. Type of debtor

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☐ Other type of debtor. Specify: _____

8. Type of debtor's business

Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the types of business listed.
☒ Unknown type of business.

9. To the best of your knowledge, are any bankruptcy cases pending by or against any partner or affiliate of this debtor?

☒ No

- ☐ Yes. Debtor _____ Relationship _____
District _____ Date filed _____ Case number, if known _____
MM / DD / YYYY
- Debtor _____ Relationship _____
District _____ Date filed _____ Case number, if known _____
MM / DD / YYYY

Part 3:

Report About the Case

10. Venue

Check one:

- ☒ Over the last 180 days before the filing of this bankruptcy, the debtor had a domicile, principal place of business, or principal assets in this district longer than in any other district.
☐ A bankruptcy case concerning debtor's affiliates, general partner, or partnership is pending in this district.

11. Allegations

Each petitioner is eligible to file this petition under 11 U.S.C. § 303(b).

The debtor may be the subject of an involuntary case under 11 U.S.C. § 303(a).

At least one box must be checked:

- ☒ The debtor is generally not paying its debts as they become due, unless they are the subject of a bona fide dispute as to liability or amount.
☐ Within 120 days before the filing of this petition, a custodian, other than a trustee, receiver, or an agent appointed or authorized to take charge of less than substantially all of the property of the debtor for the purpose of enforcing a lien against such property, was appointed or took possession.

12. Has there been a transfer of any claim against the debtor by or to any petitioner?

☐ No

- ☒ Yes. Attach all documents that evidence the transfer and any statements required under Bankruptcy Rule 1003(a).

Debtor Desert Land, LLC

Case number (if known) _____

13. Each petitioner's claim	Name of petitioner	Nature of petitioner's claim	Amount of the claim above the value of any lien
	Bradley J. Busbin, as Trustee of	Judgment / All Rights	\$ 13,177,708.33
	the Gonzales Charitable	Under Prior Bankruptcy Plan	\$ _____
	Remainder Unitrust One		\$ _____
	Total of petitioners' claims		\$ 13,177,708.33

If more space is needed to list petitioners, attach additional sheets. Write the alleged debtor's name and the case number, if known, at the top of each sheet. Following the format of this form, set out the information required in Parts 3 and 4 of the form for each additional petitioning creditor, the petitioner's claim, the petitioner's representative, and the petitioner's attorney. Include the statement under penalty of perjury set out in Part 4 of the form, followed by each additional petitioner's (or representative's) signature, along with the signature of the petitioner's attorney.

Part 4: Request for Relief

WARNING – Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Petitioners request that an order for relief be entered against the debtor under the chapter of 11 U.S.C. specified in this petition. If a petitioning creditor is a corporation, attach the corporate ownership statement required by Bankruptcy Rule 1010(b). If any petitioner is a foreign representative appointed in a foreign proceeding, attach a certified copy of the order of the court granting recognition.

I have examined the information in this document and have a reasonable belief that the information is true and correct.

Petitioners or Petitioners' Representative**Attorneys****Name and mailing address of petitioner**

Bradley J. Busbin, as Trustee

Name

2295 S. Hiawasse Road, Suite 207

Number Street

Orlando

City

FL
State32835
ZIP Code**Name and mailing address of petitioner's representative, if any**

Name

Number Street

City

State

ZIP Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

4/27/2018
MM / DD / YYYY

[Signature]
Signature of petitioner or representative, including representative's title

Jamie P. Dreher

Printed name

Downey Brand LLP

Firm name, if any

5421 Kietzke Lane, Suite 100

Number Street

Reno,

City

NV
State89511
ZIP Code

Contact phone 916-520-5478

Email

Bar number 8794

State

NV

[Signature]
Signature of attorney

Date signed

4/27/2018
MM / DD / YYYY

Debtor Desert Land, LLC
Name

Case number (if known) _____

Name and mailing address of petitioner

Name _____

Number Street _____

City State ZIP Code _____

Name and mailing address of petitioner's representative, if any

Name _____

Number Street _____

City State ZIP Code _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____
MM / DD / YYYY

x

Signature of petitioner or representative, including representative's title _____

Mark Wray

Printed name _____

Law Offices of Mark Wray

Firm name, if any _____

608 Lander Street

Number Street _____

Reno

NV

89509

City

State

ZIP Code

Contact phone 775-348-8877 Email _____

Bar number 4425

State NV

x

Signature of attorney

Date signed

4/27/18
MM / DD / YYYY

Name and mailing address of petitioner

Name _____

Number Street _____

City State ZIP Code _____

Name and mailing address of petitioner's representative, if any

Name _____

Number Street _____

City State ZIP Code _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____
MM / DD / YYYY

x

Signature of petitioner or representative, including representative's title _____

Printed name _____

Firm name, if any _____

Number Street _____

City

State

ZIP Code

Contact phone _____ Email _____

Bar number _____

State _____

x

Signature of attorney

Date signed

MM / DD / YYYY

Bradley J. Busbin
2295 S. Hiawasse Rd., Ste. 207
Orlando, FL 32835

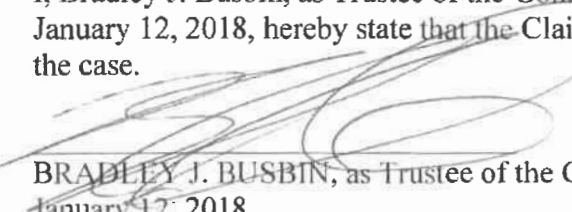
April 27, 2018

On April 25, 2018, Tom Gonzales was awarded a judgment in the amount of \$13,177,708.33, in the case of *Gonzales vs. Desert Land, LLC et al.* in the United State District Court, District of Nevada (Case Number 2:15-cv-00915-RCJ-VPC) ("Judgment").

On April 27, 2018, as set forth in the attached Assignment and Acceptance Agreement, Tom Gonzales assigned his right, title, and interest in the Judgment to Bradley J. Busbin, as Trustee of the Gonzales Charitable Remainder Unitrust One, dated January 12, 2018. The assignment was made for the purposes of estate planning and administrative convenience.

I, Bradley J. Busbin, as Trustee of the Gonzales Charitable Remainder Unitrust One, dated January 12, 2018, hereby state that the Claim was not transferred for the purpose of commencing the case.

Date: 4/27/2018


BRADLEY J. BUSBIN, as Trustee of the Gonzales Charitable Remainder Unitrust One, dated January 12, 2018

Assignment and Acceptance Agreement

THIS ASSIGNMENT AND ACCEPTANCE AGREEMENT (this "Agreement") is entered into the 27th day of April, 2018, by and between TOM GONZALES ("Assignor"), and BRADLEY J. BUSBIN, as Trustee of the Gonzales Charitable Remainder Unitrust One, dated January 12, 2018, whose address is 2295 S. Hiawassee Road, Suite 207, Orlando, Florida 32835 ("Assignee").

WHEREAS, Assignor is Plaintiff and has been awarded a judgment entered the 25th day of April, 2018, in the amount of \$13,177,708.33, in the case of *Gonzales vs. Desert Land, LLC et al.* in the United State District Court, District of Nevada (Case Number 2:15-cv-00915-RCL-VPC) ("Judgment") and

WHEREAS, Assignor desires to assign, transfer and sell to Assignee all of his interest in the Judgment.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

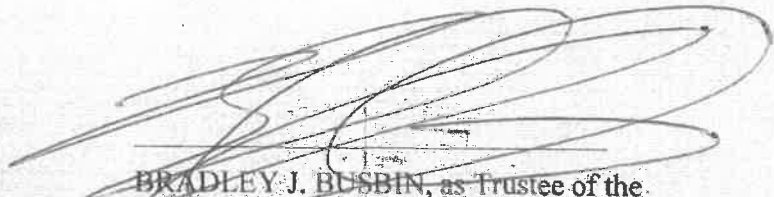
1. Assignment. Assignor hereby assigns and transfers to Assignee all of the Assignor's right, title and interest in and to the Judgment.
2. Acceptance. Assignee: (a) accepts the assignment of all of Assignor's right, title and interest in and to the Judgment.
3. Governing Law. This Agreement and all other instruments referred to herein shall be governed by, and shall be construed according to, the laws of the State of Florida, without regard to conflict of law rules.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth above.

Assignor:

Assignee:


TOM GONZALES


BRADLEY J. BUSBIN, as Trustee of the
Gonzales Charitable Remainder Unitrust
One, dated January 12, 2018